



GREEN COUNTY LAND USE & ZONING
Monday, July 13, 2026 at 3:00 PM
1016 16th Ave
Monroe, WI

LAND USE & ZONING MEETING MINUTES

1. Call to Order

The regular meeting of the Zoning and Land Use Committee was held in the County Board Room at the Green County Courthouse in Monroe on Monday, July 13, 2026. The meeting was called to order by Chair Schwartz. A roll call was taken and those present at the meeting included Dennis Schwartz, Todd Larson, Steve Donovan, Dawn Leach and Kathy Pennington. Also present at the meeting were Adam Wiegel, Green County Zoning Administrator, and Brian Bucholtz Green County Corporation Counsel.

2. Approval of Minutes

- i. Approval of minutes of the previous meeting

The Committee reviewed the minutes. Corrections were needed. The minutes were not approved and will be placed on next months agenda for approval.

3. Approval of Bills

Motion by Donovan, seconded by Leach to approve the Zoning Departments Bills. The motion carried by unanimous voice vote.

4. New Business

- i. Conduct a public hearing including discussion and possible action from landowner Rust and Timber, LLC to rezone approximately 10 acres in section 28, Town of Monroe. The request is relative to the rezoning of a parcel of land from the Agricultural district to the Commercial District. Rezoning is proposed by the applicant for an online implement sales business.

A public hearing was held related to application 2026-323 from Rust and Timber, LLC to rezone approximately 10 acres in section 28, Town of Monroe. The request is relative to the rezoning of a parcel of land from the Agricultural district to the Commercial District. A roll call of the parties of interest was taken and present were Rust and Timber, LLC, the landowner. All other parties of interest were absent. For testimony and evidence presented at the public hearing, refer to shared/public hearings APP 2026-323. After hearing all testimony and evidence presented at the public hearing, Pennington made a motion that was seconded by Leach to approve the rezone as requested. The motion carried by unanimous vice vote. The matter is on the July 14, 2026, County Board agenda.

- ii. Conduct a public hearing including discussion and possible action relative to proposed ordinance amendments to Green County Zoning Ordinance Creation of Section 4-3-2-7 enacting a moratorium on Data Centers.

A public hearing was held related to the proposed creation of County Code section 4-3-2-7, enacting a moratorium on data centers. For public comment, refer to Public hearings

Ordinance 26-0703. Forty citizens signed up in favor of the moratorium. Twenty-six of those people spoke at the hearing. After hearing all testimony and evidence presented to the public hearing, Larson made a motion that was seconded by Pennington to approve the ordinance amendment. The motion carried by unanimous voice vote. The matter is on the July 14, 2026, County Board agenda.

- iii. Conduct a public hearing including discussion and possible action relative to proposed ordinance amendments to Green County Zoning Ordinance Creation of Section 4-3-3-7 short term rentals.

A public hearing was held related to the proposed creation of County Code section 4-3-3-7, short-term rentals. For public comment, refer to Public hearings Ordinance 26-0704. After hearing all testimony and evidence presented to the public hearing, Pennington made a motion that was seconded by Donovan to approve the ordinance amendment. The motion carried by unanimous voice vote. The matter is on the July 14, 2026, County Board agenda.

5. Public Comment (Limit 3 minutes per person)

A few members of the public spoke regarding tracking large land transactions and a few follow-up comments regarding data centers.

6. Updates

- i. Board of Adjustment

Wiegel gave the Committee an update in regard to this and last month's Board of Adjustment activity.

7. Committee raised topics – Items may only be discussed and any item requiring action must be placed on a future committee agenda

8. Set date, time, and location for next meeting

9. Adjourn

Motion by Larson, second by Pennington to adjourn. The motion carried by unanimous voice vote.